

133.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

935,800 / 935,800

935,800 / 935,800

935,800 / 935,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EVANGELISTA SANDRA	
Owner 2: LIDANO MICHAEL	
Owner 3:	

Street 1: 40 LOCKELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAISY JOSEPH M -

Owner 2: -

Street 1: 40 LOCKELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Brick Veneer Exterior and 1869 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5247		Sq. Ft.	Site		0	90.	1.10	10									519,670						519,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5247.000	416,100		519,700	935,800		85767
							GIS Ref
							GIS Ref
							Insp Date
							01/17/18


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	85767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	10:38:02
LAST REV Date	Time
11/10/21	10:52:21
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	416,100	0	5,247.	519,700	935,800		Year end	12/23/2021
2021	101	FV	391,700	0	5,247.	519,700	911,400		Year End Roll	12/10/2020
2020	101	FV	391,700	0	5,247.	519,700	911,400	911,400	Year End Roll	12/18/2019
2019	101	FV	324,500	0	5,247.	548,500	873,000	873,000	Year End Roll	1/3/2019
2018	101	FV	324,500	0	5,247.	404,200	728,700	728,700	Year End Roll	12/20/2017
2017	101	FV	324,500	0	5,247.	386,900	711,400	711,400	Year End Roll	1/3/2017
2016	101	FV	324,500	0	5,247.	358,000	682,500	682,500	Year End	1/4/2016
2015	101	FV	288,300	0	5,247.	300,300	588,600	588,600	Year End Roll	12/11/2014

Parcel ID 133.0-0006-0015.0**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAISY JOSEPH M,	1579-68	1	9/17/2021		1,080,000	No	No		
DAISY JOSEPH M	1297-107		3/21/2005	Family		1	No	No	Michelle McGrath aka Michael McGrath dod 6/14
FLYNN RUTH M	1164-163		11/27/1996		252,000	No	No	Y	

PAT ACCT.

10395

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2005	239	Manual	7,500			G6	GR FY06	ADD SKY-LIGHT
3/29/2005	220	Redo Kit	15,000	C		G6	GR FY06	
6/26/2002	505	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
1/17/2018	Meas/Inspect	372	PATRIOT
12/2/2017	Meas/Inspect	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
10/25/2005	Fieldrev-Chg	BR	B Rossignol
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good									4	9	9	31											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth:	Rating:	A HBth:	Rating:									16	4	FFL (36)												
Prime Wall: 8 - Brick Veneer	Sec Wall: 6 - Stucco	30 %	OthrFix: 1	Rating: Average									OSP (92)	7	UAT													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	Kits: 1	Rating: Very Good									8	SFL	29													
View / Desir:			A Kits:	Rating:										FFL														
			Fpl: 1	Rating: Good										BMT														
			WSFlue:	Rating:										(899)														
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																				
Grade: C+ - Average (+)	Year Blt: 1931	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																						
Alt LUC:		Alt %:		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																						
Jurisdct: G6		Fact: .		Fpl: 1	Rating: Good	Other																						
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:	Upper																						
						Lvl 2																						
						Lvl 1																						
						Lower																						
								Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1	13															
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Exterior:				No Unit	RMS	BRS	FL															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:		Interior:				1	6	3																
Bsmnt Flr: 12 - Concrete	Subfloor:			Floor:		Additions:																						
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical		% Own:		Kitchen: 2005																						
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam		Name:		Baths:																						
# Heat Sys: 1	% Heated: 100	% AC:		Override:		Plumbing:																						
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	Total:	18.6 %	Electric:																						
CALC SUMMARY				COMPARABLE SALES				Totals				1	6	3														
Basic \$ / SQ: 135.00	Size Adj.: 1.21178269	Const Adj.: 1.01068878	Adj \$ / SQ: 165.339	Other Features: 92750	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA											
WtAv\$/SQ: 135.00	AvRate: 1.21178269	Before Depr: 181.87		LUC Factor: 1.00	Juris. Factor: 1.00												SUB AREA DETAIL											
Subfloor:	Adj Total: 511231	Special Features: 0		Adj Total: 511231	Val/Su Net: 134.88												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:	Depreciation: 95089	Final Total: 416100		Depreciation: 95089	Val/Su SzAd: 222.63												FFL	First Floor	1,015	165.340	167,819	SFL	95					
Electric:	Depreciated Total: 416142																BMT	Basement	899	49.600	44,592							
Insulation:																	SFL	Second Floor	854	165.340	141,208							
Int vs Ext:																	UAT	Upper Attic	225	66.140	14,864							
Heat Fuel:																	OSP	Screen Porch	92	38.280	3,522							
Heat Type:																												
# Heat Sys:																												
% Heated:																												
Solar HW:																												
% Com Wal:																												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE															
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.0-0006-0015.0												AssessPro Patriot Properties, Inc												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
More: N	Total Yard Items:													Total Special Features:														
Total:														Total:														